

CITY OF SAN JOSÉ, CALIFORNIA
 Department of Planning, Building and Code Enforcement
 801 North First Street, Room 400
 San José, California 95110-1795

Hearing Date/Agenda Number
 H.L.C. 4/02/03 Item 3. C.

File Number
 HP03-005

Application Type
 Historic Preservation Permit / Hensley Historic District

Council District
 3
 Street 13th SN

Planning Area
 Central

Assessor's Parcel Number(s)
 249-45-003

STAFF REPORT

PROJECT DESCRIPTION

Completed by: Sally Notthoff Zarnowitz

Location: West side of North Fourth Street, approximately 150 feet northerly of Hensley Avenue (465 N. 4th St.)

Gross Acreage: 0.15 Net Acreage: 0.15 Net Density: n/a

Existing Zoning: R-M Multi-Family Residence Existing Use: Single-family residential

Proposed Zoning: No change Proposed Use: Single-family residential

GENERAL PLAN

Completed by: SNZ

Land Use/Transportation Diagram Designation
 Medium Density Residential (8-16 DU/AC)

Project Conformance:
☒ Yes ☐ No
☐ See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: SNZ

North: Residential R-M Multiple Residence

East: Residential R-M Multiple Residence

South: Residential R-M Multiple Residence

West: Residential R-M Multiple Residence

ENVIRONMENTAL STATUS

Completed by: SNZ

☐ Environmental Impact Report found complete
☐ Negative Declaration circulated on
☐ Negative Declaration adopted on

☒ Exempt
☐ Environmental Review Incomplete

FILE HISTORY

Completed by: SNZ

Annexation Title: Original City

Date: 3/27/1850

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

☐ Recommend Approval
☒ Recommend Approval with Conditions
☐ Recommend Denial

Date _____

Approved by: _____

OWNER / DEVELOPER	ARCHITECT	ENGINEER
Christopher Mc Sorley 107 S. Mary Ave. #151 Sunnyvale CA 94086	Leslie A.G. Dill 110 N. Santa Cruz Ave. Los Gatos CA 95030	Steven P. Duquette 10 S. 3 rd St. San Jose CA 95113

PUBLIC AGENCY COMMENTS RECEIVED	Completed by: SNZ
Department of Public Works	
None	
Other Departments and Agencies	
Fire Department	
GENERAL CORRESPONDENCE	
None	
ANALYSIS AND RECOMMENDATIONS	

BACKGROUND

The subject site consists of 0.15 acres on the west side of North Fourth Street approximately 150 feet northerly of Hensley Avenue (465 N. Fourth Street). This is a historically significant structure, whose lot was purchased by the San Jose Redevelopment Agency as a part of the Civic Center project. The site is located in the R-M Multi-Family Residential Zoning District with a San José 2020 General Plan Land Use/Transportation Diagram designation of Medium Density Residential (8-16 DU/AC). Existing residential uses surround the site.

The owners and applicants, Christopher and Michelle McSorley, are requesting a Historic Preservation Permit for revised exterior alterations to the house and accessory structure within the Hensley Historic District. The owners have concurrently applied for a Site Development permit (H03-009) to allow the conversion of a multi family residence to a single-family residence, including the construction of a detached garage.

The design review subcommittee of the Historic Landmarks Commission met with Michelle McSorley and the architect, Leslie Dill, at its February 3, 2003 meeting to review and discuss conceptual plans. The subcommittee comments from that meeting have been attached.

HISTORIC RESOURCE DESCRIPTION

This c. 1887 vernacular Italianate wood-framed house with wood siding has an irregular rectangular plan, with a central flat roof, intersected gabled projections and false hipped roofs at the perimeter of the plan. The narrow front façade features a pair of tall double hung wood windows beneath a front facing gable on the left and a front porch with a decorative wood railing and square wood posts holding up an independent shed roof beneath the false hipped roof on the right. The building is a Contributing Structure to the Hensley City Landmark District on the San Jose Historic Resources Inventory.

ENVIRONMENTAL REVIEW

Under the provisions of Section 15331 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is found to be exempt from environmental review in that the project is limited to the rehabilitation of a historical resource in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

GENERAL PLAN CONFORMANCE

This 6,534 square foot lot is consistent with the site's General Plan Land Use/Transportation Diagram designation of Medium Density Residential (8-16 DU/AC), which is typified by the 6,000 square foot subdivision lot prevalent in San Jose. Additionally, the proposed rehabilitation of the historic structure is consistent with the General Plan Historic, Archaeological and Cultural Resources Goal of the preservation of historically significant structures and districts in order to promote a greater sense of awareness and community identity and to enhance the quality of urban living.

PROJECT DESCRIPTION

The project proposes to restore existing features (wood siding, ornamental woodwork, doors and windows) throughout while removing or replacing roofing, additions and non-historic features with compatible construction.

The front 60 feet of the approximately 72 –foot deep house will remain essentially the same on its exterior, except for the reconstructed south side porch roof and railing. The new porch railings will be compatible in scale but simplified in detail from the historic ornamental front porch railing. The flat roofed rear additions will be removed or replaced with gabled and shed roofed additions with wood siding, doors and windows.

The new wood-framed detached garage with wood siding will be located to the rear of the lot. The gabled roof will not overhang the south, west and north sides of the structure in order to maximize the rear yard open space and to meet California Building Code fire requirements. The roofing material will match that of the main house, and the garage doors will be roll-up doors.

ANALYSIS

The primary project issue is conformance with the Secretary of the Interior's Standards for Rehabilitation. The project conforms to the Standards in general, and in particular to Standard Nos. one, and six and nine.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The property will be returned to its historic use of single-family detached residential while maintaining its distinctive materials and spatial relationships on the site.

6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will

match the old in design, color, texture, and, where possible, materials.

The existing wood siding and double-hung windows will be repaired. Where new wood siding, windows, doors or other features are required, they will match the material, color and dimensions of the old features.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The reconstructed additions are compatible in scale, size and proportion to the original house. The railing and post design at the side and rear porch has been simplified so that they can be easily differentiated from the distinctive historic front porch railing and posts. Because the additions will be reconstructed within the perimeter of existing older additions, the color of the additions does not need to be altered from that of the historic house. The architect has, however, proposed to simplify the eave and trim details on the reconstructed additions. Compatible colors were submitted with the application and will be identified on the final plan set.

COMMUNITY OUTREACH

A public hearing notice for the project was published in a local newspaper and mailed to all property owners and tenants within 500 feet of the subject site.

RECOMMENDATION

Planning staff recommends that the Historic Landmarks Commission find that the proposal conforms to the Secretary of the Interior's Standards and recommend approval of the proposed exterior changes to the Director of Planning standard and special conditions as follow:

1. Colors and materials presented to the Historic Landmarks Commission shall be included on the approved plan set.
2. The roof overhang detail and garage doors on the accessory structure will be revised on the approved plan set.